| 101.0 | 0005 | 0013.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,429,200 / | 1,429,200 |
| | | | | | USE VALUE: | 1,429,200 / | 1,429,200 |
| | | | | | ASSESSED: | 1,429,200 / | 1,429,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 47 | | GREELEY CIR, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LANCELOTTA MARY PAT |
| Owner 2: | TAGUPA JONATHAN |
| Owner 3: | |
| Street 1: | 47 GREELEY CIR |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GUIMOND MAXIME - |
| Owner 2: | GUIMOND MARGARET W - |
| Street 1: | 47 GREELEY CIR |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 6,750 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 3733 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6750.000 | 993,500 | | 435,700 | 1,429,200 |
| Total Card | 0.155 | 993,500 | | 435,700 | 1,429,200 |
| Total Parcel | 0.155 | 993,500 | | 435,700 | 1,429,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.86 | /Parcel: 382.8

## Legal Description

## User Acct

65244

## GIS Ref

## GIS Ref

## Insp Date

04/23/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0013.0

!8101!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 988,400 | 0 | 6,750. | 435,800 | 1,424,200 | 1,424,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 852,600 | 0 | 6,750. | 442,000 | 1,294,600 | 1,294,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 521,000 | 0 | 6,750. | 329,900 | 850,900 | 850,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 207,000 | 0 | 6,750. | 298,800 | 505,800 | 505,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 207,000 | 0 | 6,750. | 286,400 | 493,400 | 493,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 171,400 | 0 | 6,750. | 242,800 | 414,200 | 414,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 171,400 | 0 | 6,750. | 230,300 | 401,700 | 401,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 171,400 | 0 | 6,750. | 219,100 | 390,500 | 390,500 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 22:41:16 |

## LAST REV

| Date | Time |
|---|---|
| 03/09/20 | 11:37:22 |
| danam | |
| 8101 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 65244 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GUIMOND MAXIME, | 1528-139 | 1 | 6/21/2018 | | 1,340,000 | No | No | | |
| 24 EPPING STREE | 1507-62 | | 5/1/2017 | | 1,340,000 | No | No | | |
| RUBINO FLORENCE | 1485-94 | | 2/11/2016 | Change>Sale | 530,000 | No | No | | Florence Theresa Rubino d.o.d. 10/26/2012 bk |
| RUBINO ANTHONY | 1341-100 | | 7/27/2007 | Family | 10 | No | No | | |
| | 622-60 | | 6/10/1959 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/17/2019 | 2023 | Solar Pa | 16,000 | C | | | | |
| 4/28/2016 | 532 | Addition | 280,000 | | | | | Add second story |
| 2/23/2016 | 180 | Manual | 4,000 | | 2/23/2016 | | | Demo to first floo |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/23/2018 | Measured | DGM | D Mann |
| 1/30/2018 | SQ Returned | MM | Mary M |
| 11/8/2016 | Permit Visit | DGM | D Mann |
| 3/17/2009 | Meas/Inspect | 163 | PATRIOT |
| 4/21/2000 | Inspected | 264 | PATRIOT |
| 11/9/1999 | Mailer Sent | | |
| 10/22/1999 | Measured | 256 | PATRIOT |
| 7/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6750 | | Sq. Ft. | Site | | 0 | 70. | 0.92 | 5 | | | | | | | | | 435,749 | | | | | | 435,700 | |

Total AC/HA: 0.15496 | Total SF/SM: 6750 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 435,749 | Spl Credit | Total: 435,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - Good (+) | | |
| Year Blt: | 2017 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G18 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | S - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 15 - H.V.A.C | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 1.2 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 1.2 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.03860092 |
| Const Adj.: | 1.34986496 |
| Adj $ / SQ: | 175.246 |
| Other Features: | 97309 |
| Grade Factor: | 1.46 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 1005538 |
| Depreciation: | 12066 |
| Depreciated Total: | 993471 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | RMs: | 10 | BRs: | 5 | Baths: | 1 | HB | | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

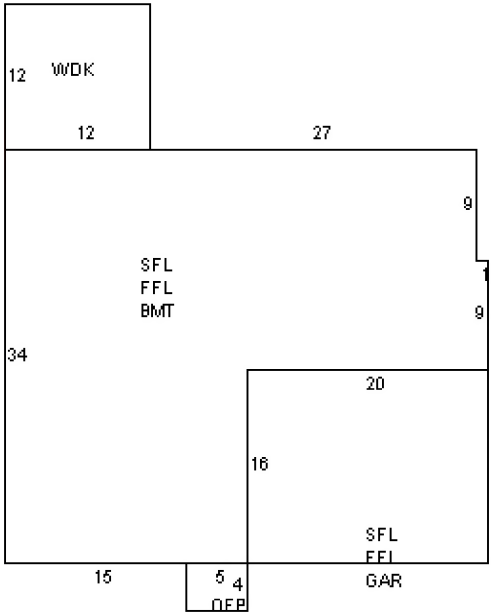
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 10 | 5 | |
| Totals | | | |
| 1 | 10 | 5 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 255.86 |
| Special Features: | 0 | Val/Su Net: | 235.59 |
| Final Total: | 993500 | Val/Su SzAd | 367.69 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,351 | 175.250 | 236,758 |
| SFL | Second Floor | 1,351 | 175.250 | 236,758 |
| BMT | Basement | 1,031 | 101.200 | 104,342 |
| GAR | Garage | 320 | 30.790 | 9,854 |
| WDK | Deck | 144 | 17.470 | 2,516 |
| OFP | Open Porch | 20 | 59.390 | 1,188 |
| | | | | |
| | Net Sketched Area: | 4,217 | Total: | |
| Size Ad | 2702 | Gross Are | 7899 | FinArea 3733 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 100 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 101.0-0005-0013.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 6X10 | A | AV | 1980 | 0.00 | T | 31.2 | 101 | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |